



76 Grovelands Road, Reading, Berkshire, RG30 2NY
Guide Price £350,000 Freehold

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- No Onward Chain
 - 26' Open Plan Living Room
 - Utility Room And WC
 - Spacious Shower Room
 - Gas Fired Central Heating
- Over 1,000 Sqft Victorian House
 - Mordern Kitchen
 - 3 Seperate Bedrooms
 - Private Landscaped Rear Garden
 - UPVC Double Glazing

Positioned only 2 miles to the West of Reading town centre, bordering Tilehurst is this attractive and larger than average Victorian Terrace house of over 1000 sq ft (93 sq m) is offered to the market with no onward chain. This convenient location is within walking distance of regular bus services, a 24 hour gym, prospect park, battle library and a wealth of shops, pubs and restaurants as well as Reading retail park. West Reading (Reading Mainline, Paddington) and Tilehurst (Oxford) train stations are also approximately 1 mile away.

This home is approached through the gated and lawned frontage with path to covered porch and composite front door. The entrance hall has stairs rising to the first floor landing and doors to kitchen and a dual aspect 26' open plan living/dining room with bay window and French doors to the rear garden. The modern kitchen leading to a useful utility room and separate cloakroom. On the first floor, the landing gives access to three individual, well proportioned bedrooms and are serviced by a shower room with heated towel rail and large walk in Shower.

The landscaped rear garden is an outstanding feature of this property and measures approximately 35' with a westerly aspect and rear access via secure pedestrian gate. Designed with practicality and low maintenance in mind, a paved patio extends to the rear and side of the property and adjoins an artificial lawn with raised flower and shrub beds.

The home is further complemented by UPVC double glazing and gas fired central heating, there is also excellent potential for future development such as extension or loft conversion subject to necessary consents.

For more information or to arrange a viewing at your earliest convenience, please contact Sansome & George Estate Agents.

Reading Borough Council - Band D



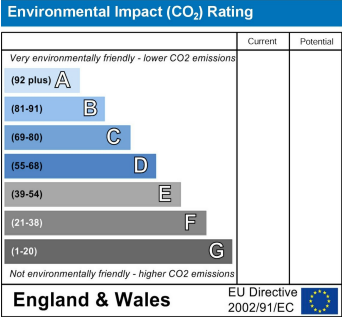
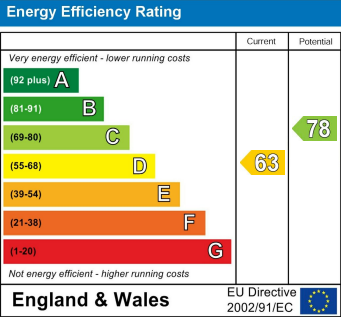
Approx Gross Internal Area
94 sq m / 1017 sq ft



Ground Floor
Approx 47 sq m / 504 sq ft

First Floor
Approx 48 sq m / 512 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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